

River Oaks Unit Two

A Replat of A Portion of River Oaks Unit One, as Recorded in Plat Book 50, Pages 48, 48A through 48G, inclusive, and A Portion of The Ives and Patterson Subdivision, as recorded in Plat Book 9, Page 34, Both of The Current Public Records of Duval County, Florida, TOGETHER WITH A Portion of The Commissioner's Subdivision of The Alexander Creighton Grant, Section 35, Township 4 South, Range 26 East, as Recorded in Deed Book "N", Page 559 of The Former Public Records of Duval County, Florida.

PLAT BOOK 52 PAGE 35

SHEET 1 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND
TAXE PAID THRU 1997.

CAPTION

A REPLAT OF A PORTION OF LOTS 2 AND 3, COMMISSIONER'S SUBDIVISION OF THE ALEXANDER CREIGHTON GRANT, SECTION 35, TOWNSHIP 4 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT RECORDED IN DEED BOOK "N", PAGE 559 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A REPLAT OF A PORTION OF LOTS 40 AND 41, AS SHOWN ON THE PLAT OF IVES AND PATTERSON SUBDIVISION, AS RECORDED IN PLAT BOOK 9, PAGE 34 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND A REPLAT OF A PORTION OF RIVER OAKS UNIT ONE, AS RECORDED IN PLAT BOOK 50, PAGES 48, 48A THROUGH 48G, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY CORNER OF LOT 2 OF SAID RIVER OAKS UNIT ONE, THENCE SOUTH 33°00'16" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BRADY ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 465.00 FEET; THENCE SOUTH 52°19'44" WEST, 1,577.70 FEET; THENCE SOUTH 49°53'09" WEST, 320.56 FEET; THENCE NORTH 40°01'41" WEST, 10.00 FEET TO THE SOUTHERLY BOUNDARY OF SAID RIVER OAKS UNIT ONE; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE SOUTHERLY AND EASTERLY BOUNDARY SAID RIVER OAKS UNIT ONE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 49°53'09" EAST, 150.00 FEET; COURSE NO. 2: NORTH 38°47'05" WEST, 188.58 FEET; COURSE NO. 3: NORTH 03°09'49" EAST, 170.00 FEET; COURSE NO. 4: NORTH 11°38'12" WEST, 154.05 FEET TO THE SOUTHERLY LINE OF A 50 FOOT UTILITY EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 6188, PAGE 124, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND THE ARC OF A CURVE TO THE SOUTHWEST; THENCE ALONG SAID SOUTHERLY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 437.56 FEET, AN ARC DISTANCE OF 110.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°40'56" WEST, 110.68 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 24°24'59" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, 66.65 FEET TO THE WESTERLY BOUNDARY OF THE AFORESAID RIVER OAKS UNIT ONE; THENCE NORTH 24°52'36" WEST, ALONG LAST SAID LINE, 65.96 FEET, TO THE NORTHERLY LINE OF THE AFORESAID 50 FOOT UTILITY EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 6188, PAGE 124, SAID CURRENT PUBLIC RECORDS; THENCE NORTH 24°24'59" EAST, ALONG LAST SAID LINE, 23.63 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE CONTINUING ALONG SAID NORTHERLY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 487.56 FEET, AN ARC LENGTH OF 207.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°36'55" EAST, 206.05 FEET TO THE POINT OF TANGENCY; THENCE NORTH 48°48'51" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 13.54 FEET TO THE WESTERLY BOUNDARY OF TRACT "D", AS SHOWN ON SAID PLAT OF RIVER OAKS UNIT ONE, THENCE NORTHWESTERLY, NORTHEASTERLY, SOUTHEASTERLY AND SOUTHWESTERLY, ALONG THE WESTERLY, NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT "D", RUN THE FOLLOWING NINE (9) COURSES AND DISTANCES: COURSE NO. 1: NORTH 44°19'42" WEST, 321.54 FEET; COURSE NO. 2: NORTH 04°27'02" EAST, 70.00 FEET; COURSE NO. 3: NORTH 40°51'32" EAST, 203.00 FEET; COURSE NO. 4: NORTH 14°39'28" WEST, 106.80 FEET; COURSE NO. 5: SOUTH 79°37'28" EAST, 89.13 FEET; COURSE NO. 6: SOUTH 25°27'44" EAST, 111.02 FEET; COURSE NO. 7: SOUTH 10°22'31" WEST, 183.00 FEET; COURSE NO. 8: SOUTH 79°37'28" EAST, 179.60 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RIVER PLANTATION DRIVE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), AND THE ARC OF A CURVE TO THE SOUTHWEST; COURSE NO. 9: THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 333.57

FEET, AN ARC DISTANCE OF 100.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°47'35" WEST, 100.12 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE CONTINUE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 125.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°04'18" WEST, 123.94 FEET, TO THE AFORESAID SOUTHERLY BOUNDARY OF RIVER OAKS UNIT ONE, AND THE INTERSECTION OF THE ARC OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, SOUTHEASTERLY AND NORTHWESTERLY ALONG SAID SOUTHERLY BOUNDARY OF RIVER OAKS UNIT ONE RUN THE FOLLOWING TWENTY-ONE (21) COURSES AND DISTANCES: COURSE NO. 1: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 383.58 FEET, AN ARC DISTANCE OF 216.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°28'28" EAST, 213.92 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE NORTHEAST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 36.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°19'46" EAST, 33.49 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 79°37'27" EAST, 22.17 FEET; COURSE NO. 4: NORTH 10°22'33" EAST, 50.00 FEET; COURSE NO. 5: NORTH 79°37'27" WEST, 20.00 FEET, TO THE POINT OF CURVATURE OF CURVE TO THE NORTHWEST; COURSE NO. 6: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°37'27" WEST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 7: NORTH 10°22'33" EAST, 95.00 FEET; COURSE NO. 8: SOUTH 79°37'27" EAST, 105.00 FEET; COURSE NO. 9: NORTH 53°46'01" EAST, 266.74 FEET; COURSE NO. 10: SOUTH 65°54'40" EAST, 266.76 FEET; COURSE NO. 11: NORTH 88°36'14" EAST, 72.26 FEET; COURSE NO. 12: NORTH 68°17'52" EAST, 77.56 FEET; COURSE NO. 13: NORTH 44°04'28" EAST, 79.39 FEET; COURSE NO. 14: NORTH 19°33'51" EAST, 79.39 FEET; COURSE NO. 15: NORTH 18°24'04" WEST, 77.59 FEET; COURSE NO. 16: NORTH 27°57'33" WEST, 78.46 FEET; COURSE NO. 17: NORTH 56°59'44" EAST, 137.95 FEET, TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RISING OAKS DRIVE EAST (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); COURSE NO. 18: SOUTH 33°00'16" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 16.73 FEET; COURSE NO. 19: NORTH 56°59'44" EAST, 50.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID RISING OAKS DRIVE EAST; COURSE NO. 20: NORTH 33°00'16" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 10.00 FEET; COURSE NO. 21: NORTH 56°59'44" EAST, 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.79 ACRES, MORE OR LESS.

CLERK'S CERTIFICATE: 98235294

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 52, PAGES 35-35E OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SIGNED THIS 25th DAY OF Sept., A.D., 1998.

Henry Cook CLERK: HENRY COOK
Henry Cook DEPUTY CLERK

APPROVED FOR THE RECORD:

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CITY ORDINANCE NO. 96-559-315 OF SAID CITY, ADOPTED BY ITS COUNCIL AND ACCEPTED BY ITS MAYOR ON THIS 11TH DAY OF JULY A.D. 1996.

James M. Mansa 9/15/98
DIRECTOR OF PUBLIC WORKS DATE

NOTARY FOR HERITAGE LAND GROUP, INC.

STATE OF FLORIDA)

COUNTY OF DUVAL)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF September, A.D., 1998 BY DONALD P. HINSON, PRESIDENT OF HERITAGE LAND GROUP, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

Elinore C. Cox
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

Elinore C. Cox
Notary Public - State of Florida
My Commission Expires Nov 15, 2001
Commission # CC 68968
COMMISSION EXPIRES
SERIAL NO.: CC 689638

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT HERITAGE LAND GROUP, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS RIVER OAKS UNIT TWO, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL ROADS, PARKWAYS, BOULEVARD, COURTS, WALKWAYS, EASEMENTS FOR DRAINAGE, UTILITIES (EXCEPT WATER AND SEWER) AND NON-ACCESS EASEMENTS, EXCEPT ALL PRIVATE EASEMENTS AND CONSERVATION EASEMENTS WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AS SHOWN HEREON, AND EXCEPT ALL JACKSONVILLE ELECTRIC AUTHORITY EASEMENTS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

- (1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL ROADS, DRIVES, LANES AND COURTS AS NOTED ABOVE HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM ROADS, DRIVES, LANES AND COURTS; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID STORMWATER MANAGEMENT FACILITIES WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS;
- (2) THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSOR AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKES AND TREATMENT SYSTEMS.
- (3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGED ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN RIVER OAKS UNIT TWO. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

"THOSE EASEMENTS DESIGNATED AS 'J.E.A.E.' ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM."

"THOSE EASEMENTS DESIGNATED AS 'J.E.A.E.' ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNED, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS."

IN WITNESS WHEREOF, HERITAGE LAND GROUP, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT.

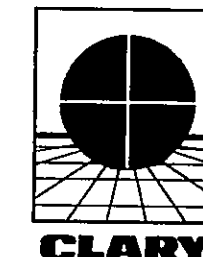
THIS 8 DAY OF September 19 98

HERITAGE LAND GROUP, INC.

WITNESS Elinore C. Cox
PRINT NAME: ELINORE C. COX

Donald P. Hinson
DONALD P. HINSON
PRESIDENT

WITNESS Deborah H. Dunbar
PRINT NAME: DEBORAH H. DUNBAR



PREPARED BY:
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 280-2703

P.S.D. NO.: 84-036
CITY DEVELOPMENT NO.: 480.2

Approved 9/22/98
Date
ET Hall
City Engineer
for Director of Public Works
Approved 9/25/98
Date
Thomas M. Mansa
for General Counsel



PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 22nd DAY OF September, 1998.

Glenn E. McGregor
GLENN E. MCGREGOR, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 4252

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CURRENT REGULATIONS OF THE CITY OF JACKSONVILLE.

SIGNED THE 16th DAY OF September, A.D., 1998
Gregory B. Clary
GREGORY B. CLARY
REGISTERED LAND SURVEYOR NO. 3377

REVIEWS

OFFICE: NA
FIELD: NA

CHECKED BY

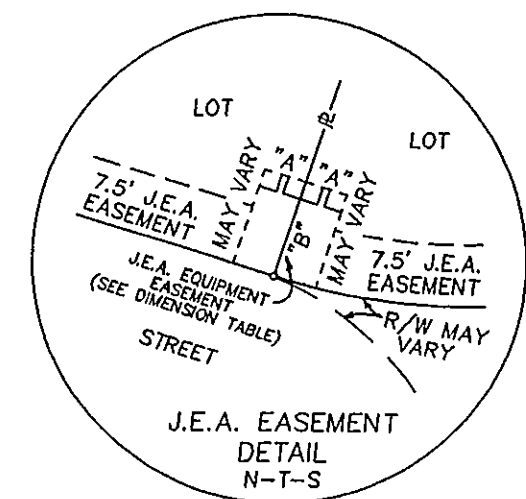
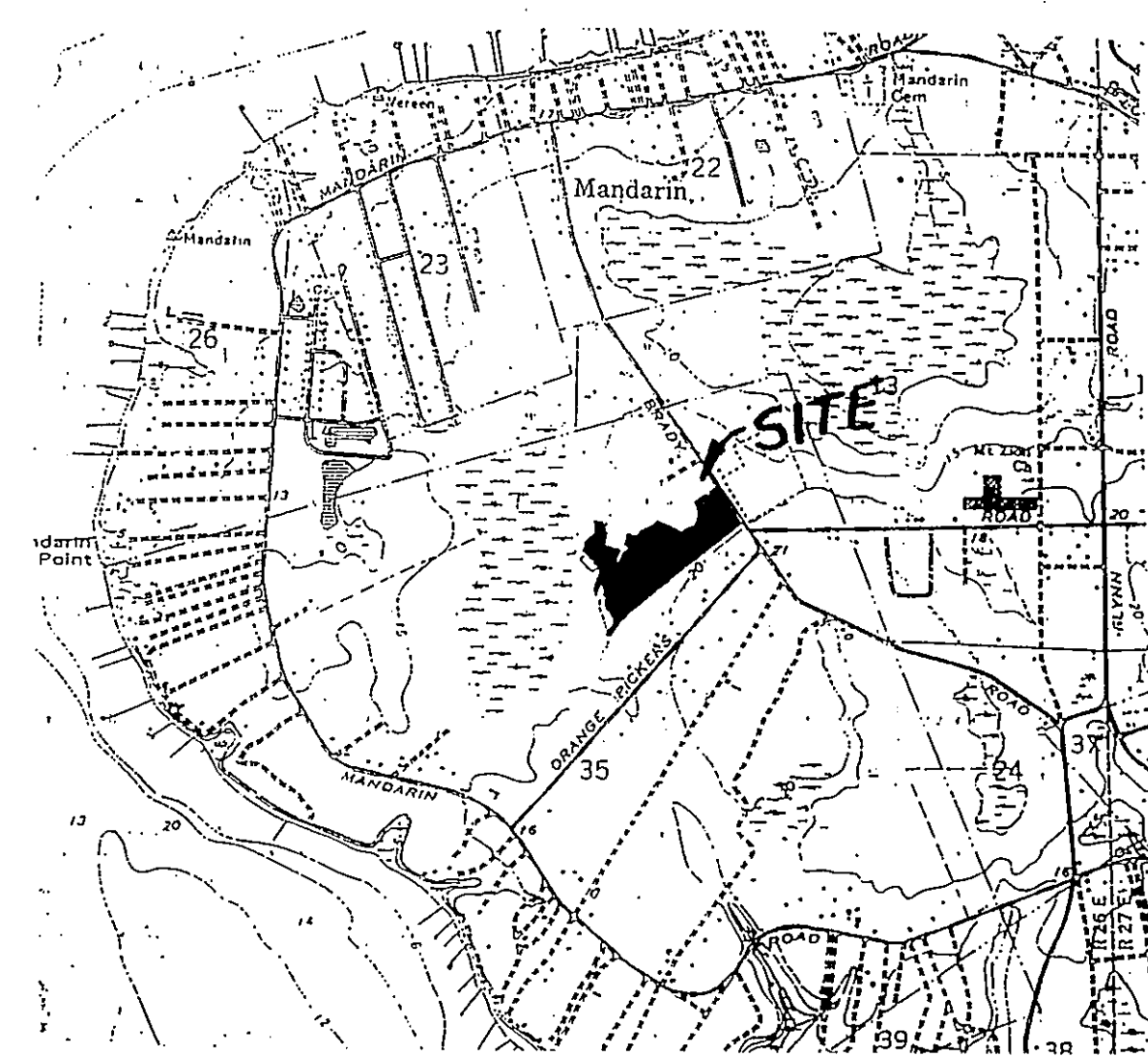
DRAFT: NA
CLOSURES/DATA: NA
COVER SHEET: NA
FRMS: NA

River Oaks Unit Two

A Replat of A Portion of River Oaks Unit One, as Recorded in Plat Book 50, Pages 48, 48A through 48G, inclusive, and A Portion of The Ives and Patterson Subdivision, as recorded in Plat Book 9, Page 34, Both of The Current Public Records of Duval County, Florida, TOGETHER WITH A Portion of The Commissioner's Subdivision of The Alexander Creighton Grant, Section 35, Township 4 South, Range 26 East, as Recorded in Deed Book "N", Page 559 of The Former Public Records of Duval County, Florida.

Vicinity Map

SCALE: 1" = 2000'



DIMENSION TABLE	
"A"	5' TYPICAL 10' x 10' J.E.A.
"B"	10' EQUIPMENT EASEMENT
"A"	5' TYPICAL 10' x 20' J.E.A.
"B"	20' EQUIPMENT EASEMENT

Legend

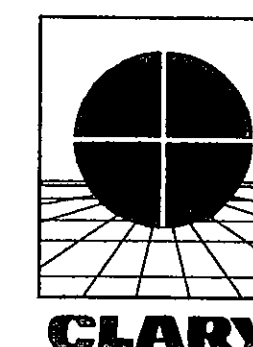
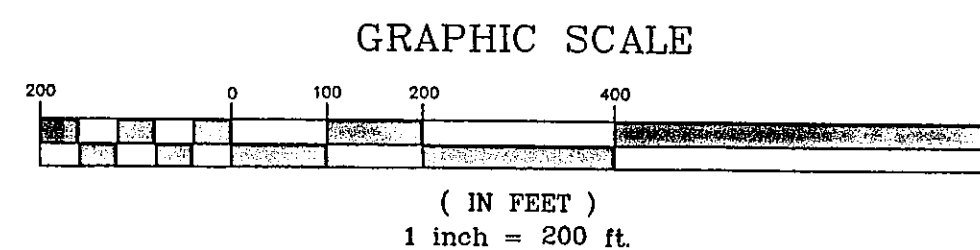
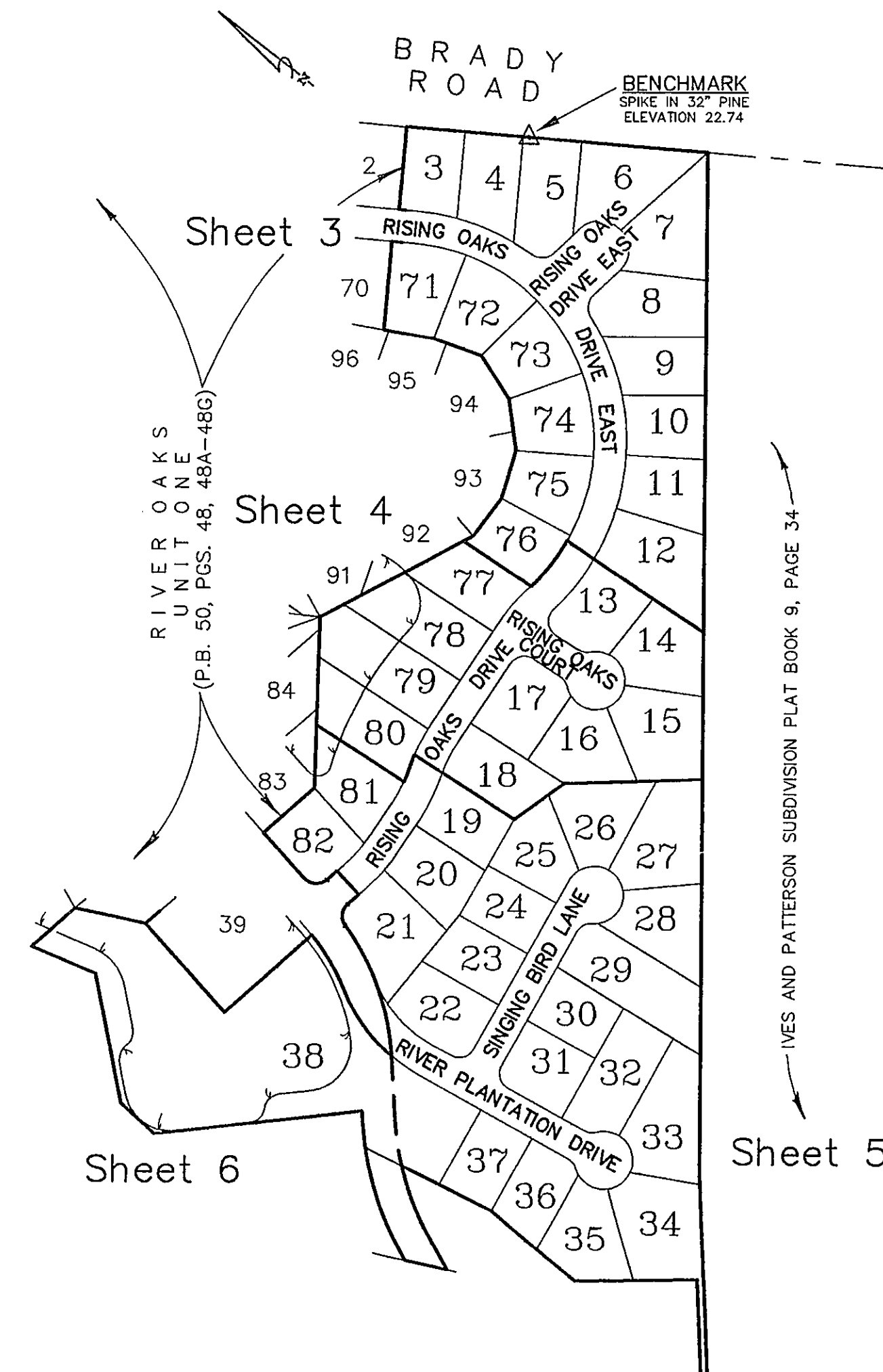
- | | |
|--|---|
| R/W = RIGHT-OF-WAY | R = RADIUS |
| ○ = PERMANENT CONTROL POINT STAMPED "R.L.S. # 3377 P.C.P." | CH = CHORD |
| PC = POINT OF CURVATURE | Δ = DELTA |
| PT = POINT OF TANGENCY | RP = RADIUS POINT |
| ORV = OFFICIAL RECORDS VOLUME | □ = SET PERMANENT REFERENCE MONUMENT STAMPED "L.B. # 3731 P.R.M." |
| PB = PLAT BOOK | ■ = FOUND PERMANENT REFERENCE MONUMENT STAMPED P.L.S. # 3377 |
| PG(S) = PAGE(S) | C4 = TABULATED CURVE DATA |
| A = ARC LENGTH | PRC = POINT OF REVERSE CURVE |
| T = TANGENT | PCC = POINT OF COMPOUND CURVE |
| | J.E.A. = JACKSONVILLE ELECTRICAL AUTHORITY |

General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY R/W LINE OF BRADY ROAD AS S 33°00'16" E.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE(S) "X", AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL No. 0212 E, DATED AUGUST 15, 1989. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED HEREON.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- CERTAIN EASEMENTS ARE RESERVED FOR THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
- "J.E.A.E.E." DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.
- "J.E.A.E." DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JACKSONVILLE ELECTRIC AUTHORITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.

Key Map

SCALE: 1" = 200'

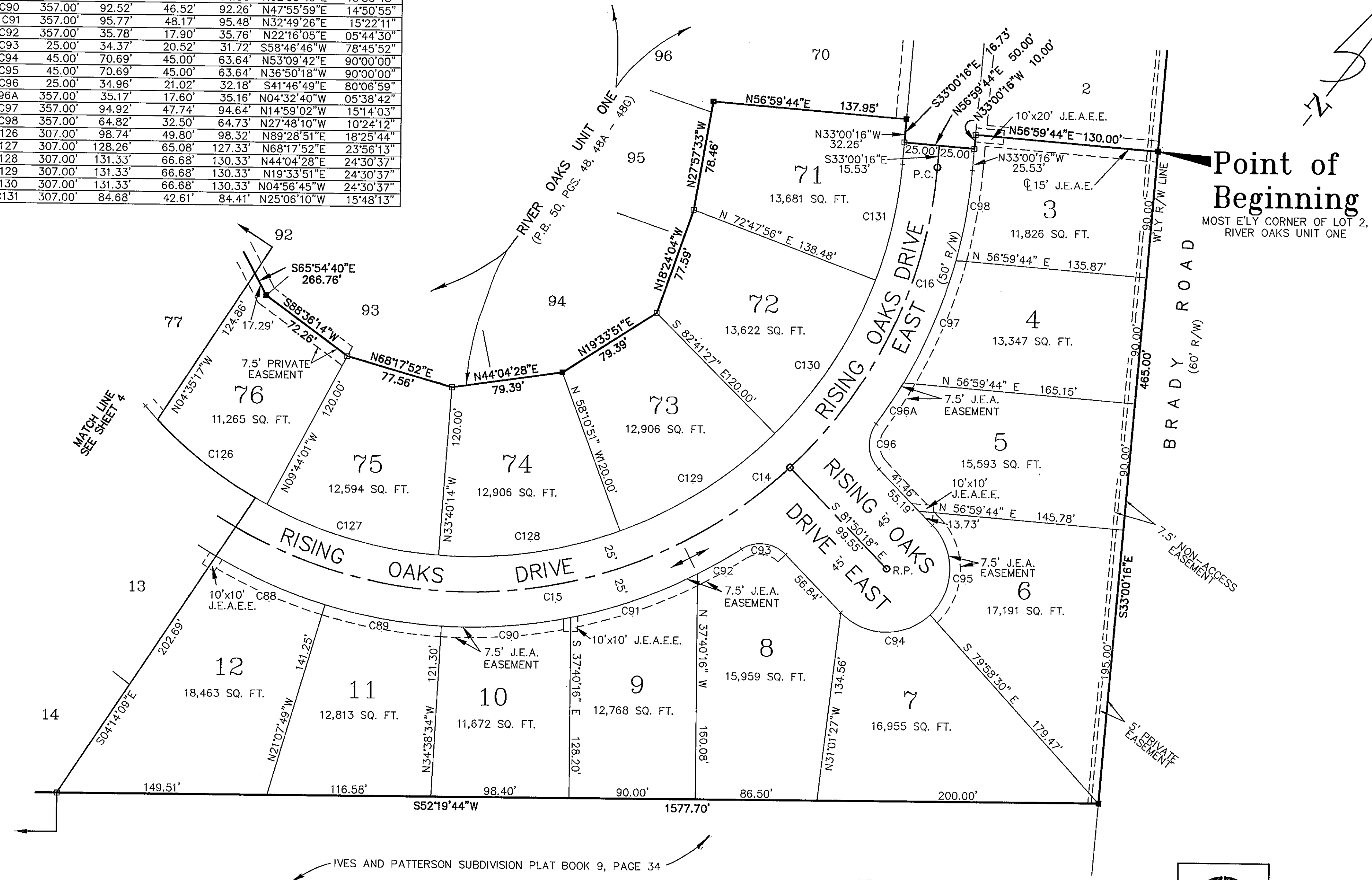


PREPARED BY:
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PROFESSIONAL LAND SURVEYORS
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JACKSONVILLE, FLORIDA 32257
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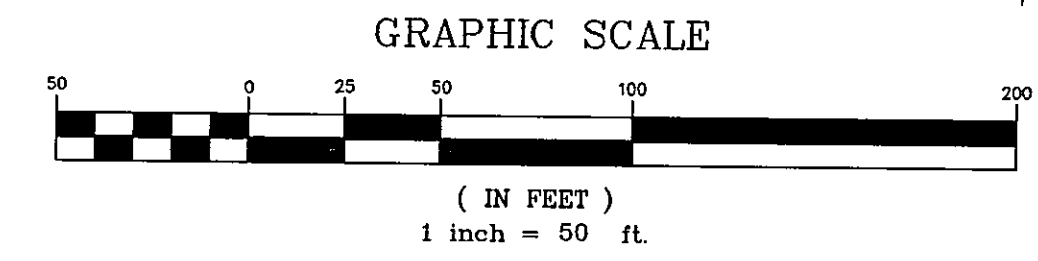
River Oaks Unit Two

A Replat of A Portion of River Oaks Unit One, as Recorded in Plat Book 50, Pages 48, 48A through 48G, inclusive, and A Portion of The Ives and Patterson Subdivision, as recorded in Plat Book 9, Page 34, Both of The Current Public Records of Duval County, Florida, TOGETHER WITH A Portion of The Commissioner's Subdivision of The Alexander Creighton Grant, Section 35, Township 4 South, Range 26 East, as Recorded in Deed Book "N", Page 559 of The Former Public Records of Duval County, Florida.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C14	332.00'	777.18'	784.50'	611.50'	N34°03'27"E	134°07'27"
C15	332.00'	534.21'	344.96'	478.42'	N55°01'23"E	92°11'36"
C16	332.00'	242.97'	127.21'	237.58'	N12°02'21"W	41°55'51"
C88	357.00'	85.23'	42.82'	85.03'	N75°42'32"E	13°40'42"
C89	357.00'	84.19'	42.29'	84.00'	N62°06'49"E	13°30'45"
C90	357.00'	92.52'	46.52'	92.26'	N47°55'59"E	14°50'55"
C91	357.00'	95.77'	48.17'	95.48'	N32°49'26"E	15°22'11"
C92	357.00'	35.78'	17.90'	35.76'	N22°16'05"E	05°44'30"
C93	25.00'	34.37'	20.52'	31.72'	S58°46'46"W	78°45'52"
C94	45.00'	70.69'	45.00'	63.64'	N53°09'42"E	90°00'00"
C95	45.00'	70.69'	45.00'	63.64'	N36°50'18"W	90°00'00"
C96	25.00'	34.96'	21.02'	32.18'	S41°46'49"E	80°06'59"
C96A	357.00'	35.17'	17.60'	35.16'	N04°32'40"W	05°38'42"
C97	357.00'	94.92'	47.74'	94.64'	N14°59'02"W	15°14'03"
C98	357.00'	64.82'	32.50'	64.73'	N27°48'10"W	10°24'12"
C126	307.00'	98.74'	49.80'	98.32'	N89°28'51"E	18°25'44"
C127	307.00'	128.26'	65.08'	127.33'	N68°17'52"E	23°56'13"
C128	307.00'	131.33'	66.68'	130.33'	N44°04'28"E	24°30'37"
C129	307.00'	131.33'	66.68'	130.33'	N19°33'51"E	24°30'37"
C130	307.00'	131.33'	66.68'	130.33'	N04°56'45"W	24°30'37"
C131	307.00'	84.68'	42.61'	84.41'	N25°06'10"W	15°48'13"



Point of Beginning
MOST E'LY CORNER OF LOT 2,
RIVER OAKS UNIT ONE



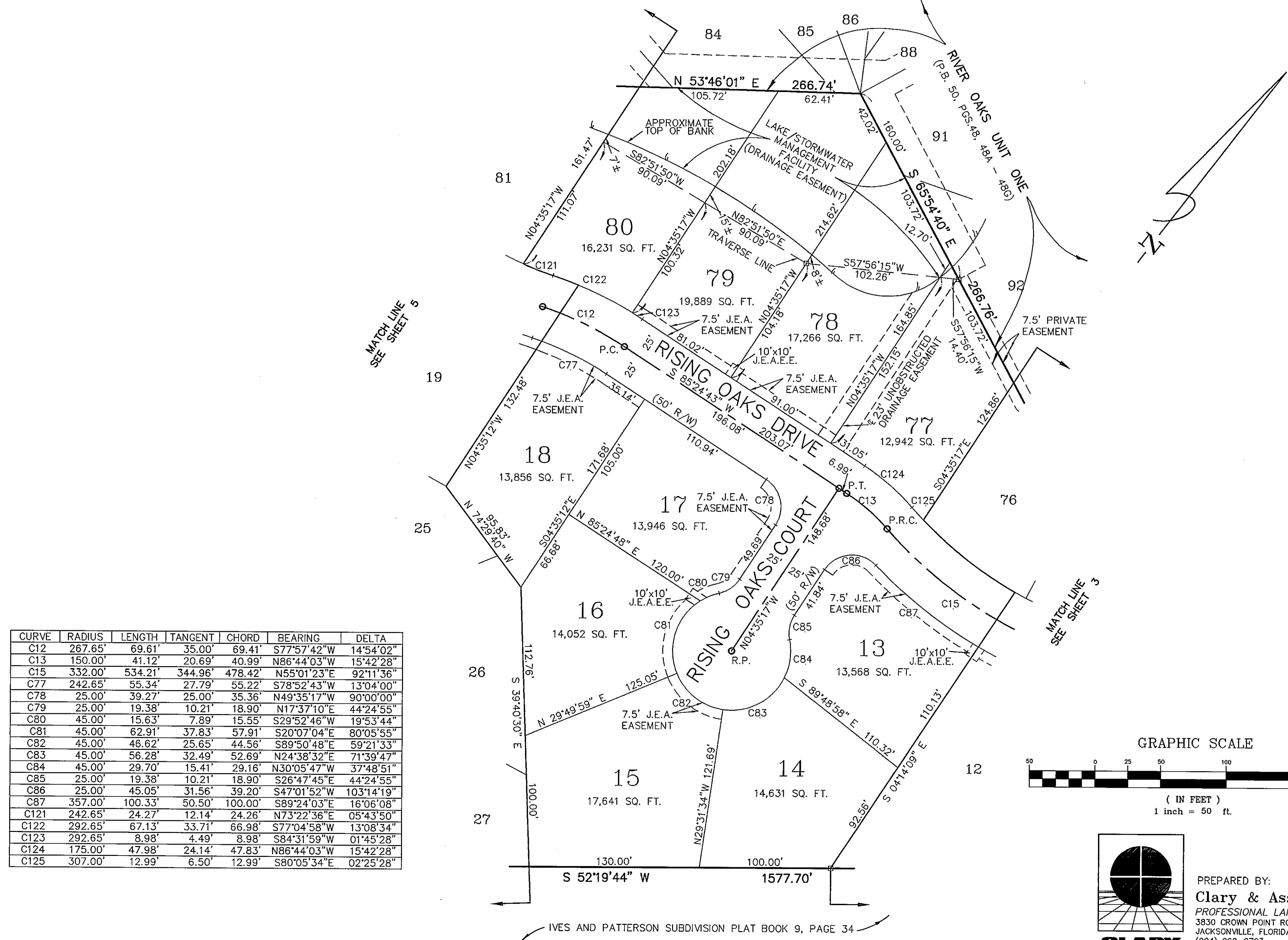
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PROFESSIONAL LAND SURVEYORS
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JACKSONVILLE, FLORIDA 32257
(904) 260-2703

River Oaks Unit Two

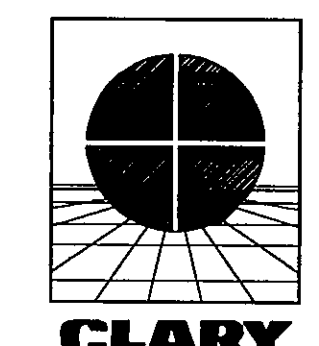
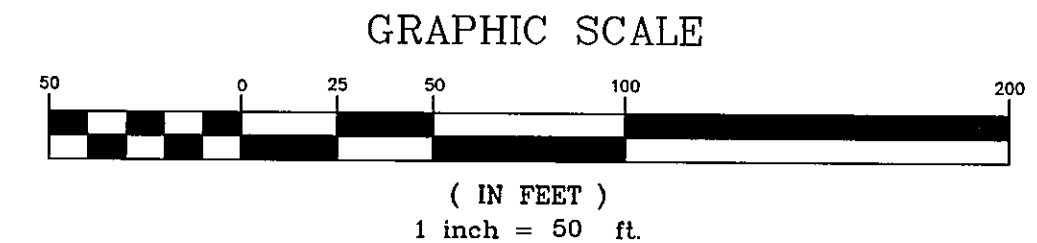
A Replat of A Portion of River Oaks Unit One, as Recorded in Plat Book 50, Pages 48, 48A through 48G, inclusive, and A Portion of The Ives and Patterson Subdivision, as recorded in Plat Book 9, Page 34, Both of The Current Public Records of Duval County, Florida, TOGETHER WITH A Portion of The Commissioner's Subdivision of The Alexander Creighton Grant, Section 35, Township 4 South, Range 26 East, as Recorded in Deed Book "N", Page 559 of The Former Public Records of Duval County, Florida.

PLAT BOOK **52** PAGE **350**

SHEET 4 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C12	267.65'	69.61'	35.00'	69.41'	S77°57'42"W	14°54'02"
C13	150.00'	41.12'	20.69'	40.99'	N86°44'03"W	15°42'28"
C15	332.00'	534.21'	344.96'	478.42'	N55°01'23"E	92°11'36"
C77	242.65'	55.34'	27.79'	55.22'	S78°52'43"W	13°04'00"
C78	25.00'	39.27'	25.00'	35.36'	N49°35'17"W	90°00'00"
C79	25.00'	19.38'	10.21'	18.90'	N17°37'10"E	44°24'55"
C80	45.00'	15.63'	7.89'	15.55'	S29°52'46"W	19°53'44"
C81	45.00'	62.91'	37.83'	57.91'	S20°07'04"E	80°05'55"
C82	45.00'	46.62'	25.65'	44.56'	S89°50'48"E	59°21'33"
C83	45.00'	56.28'	32.49'	52.69'	N24°38'32"E	71°39'47"
C84	45.00'	29.70'	15.41'	29.16'	N30°05'47"W	37°48'51"
C85	25.00'	19.38'	10.21'	18.90'	S26°47'45"E	44°24'55"
C86	25.00'	45.05'	31.56'	39.20'	S47°01'52"W	103°14'19"
C87	357.00'	100.33'	50.50'	100.00'	S89°24'03"E	16°06'08"
C121	242.65'	24.27'	12.14'	24.26'	N73°22'36"E	05°43'50"
C122	292.65'	67.13'	33.71'	66.98'	S77°04'58"W	13°08'34"
C123	292.65'	8.98'	4.49'	8.98'	S84°31'59"W	01°45'28"
C124	175.00'	47.98'	24.14'	47.83'	N86°44'03"W	15°42'28"
C125	307.00'	12.99'	6.50'	12.99'	S80°05'34"E	02°25'28"



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IVES AND PATTERSON SUBDIVISION PLAT BOOK 9, PAGE 34

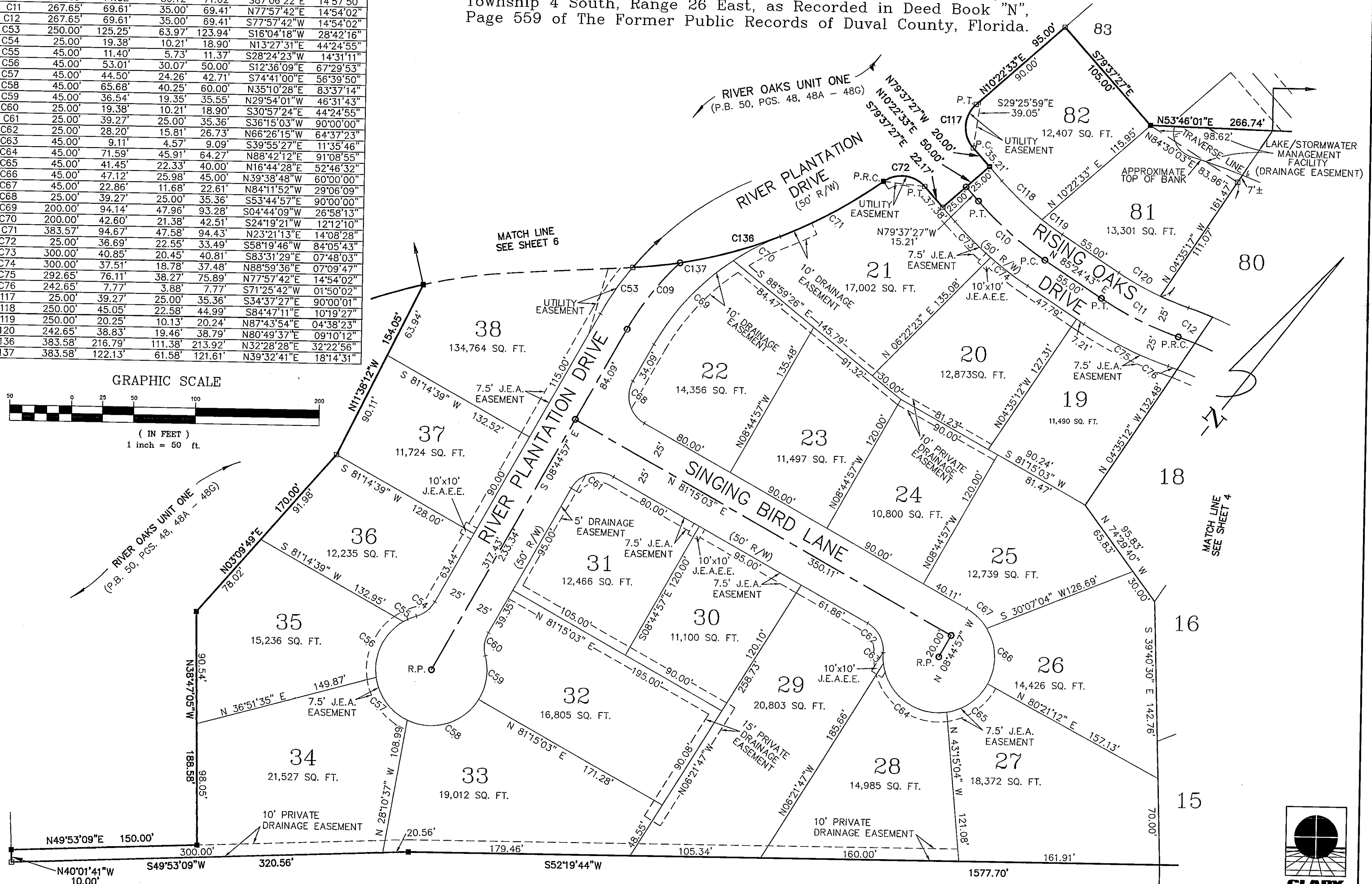
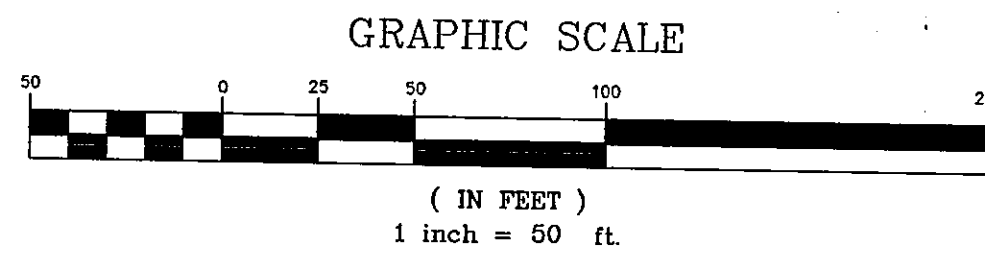
River Oaks Unit Two

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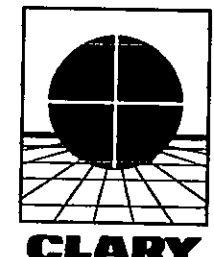
PLAT BOOK 52 PAGE 350

SHEET 5 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C09	225.00'	68.75'	34.64'	68.48'	S00°00'14"W	17°30'23"
C10	275.00'	71.82'	36.12'	71.62'	S87°06'22"E	14°57'50"
C11	267.65'	69.61'	35.00'	69.41'	N77°57'42"E	14°54'02"
C12	267.65'	69.61'	35.00'	69.41'	S77°57'42"W	14°54'02"
C53	250.00'	125.25'	63.97'	123.94'	S16°04'18"W	28°42'16"
C54	25.00'	19.38'	10.21'	18.90'	N13°27'31"E	44°24'55"
C55	45.00'	11.40'	5.73'	11.37'	S28°24'23"W	14°31'11"
C56	45.00'	53.01'	30.07'	50.00'	S12°36'09"E	67°29'53"
C57	45.00'	44.50'	24.26'	42.71'	S74°41'00"E	56°39'50"
C58	45.00'	65.68'	40.25'	60.00'	N35°10'28"E	83°37'14"
C59	45.00'	36.54'	19.35'	35.55'	N29°54'01"W	46°31'43"
C60	25.00'	19.38'	10.21'	18.90'	S30°57'24"E	44°24'55"
C61	25.00'	39.27'	25.00'	35.36'	S36°15'03"W	90°00'00"
C62	25.00'	28.20'	15.81'	26.73'	N66°26'15"W	64°37'23"
C63	45.00'	9.11'	4.57'	9.09'	S39°55'27"E	11°35'46"
C64	45.00'	71.59'	45.91'	64.27'	N88°42'12"E	91°08'55"
C65	45.00'	41.45'	22.33'	40.00'	N16°44'28"E	52°46'32"
C66	45.00'	47.12'	25.98'	45.00'	N39°38'48"W	60°00'00"
C67	45.00'	22.86'	11.68'	22.61'	N84°11'52"W	29°06'09"
C68	25.00'	39.27'	25.00'	35.36'	S53°44'57"E	90°00'00"
C69	200.00'	94.14'	47.96'	93.28'	S04°44'09"W	26°58'13"
C70	200.00'	42.60'	21.38'	42.51'	S24°19'21"W	12°12'10"
C71	383.57'	94.67'	47.58'	94.43'	N23°21'13"E	14°08'28"
C72	25.00'	36.69'	22.55'	33.49'	S58°19'46"W	84°05'43"
C73	300.00'	40.85'	20.45'	40.81'	S83°31'29"E	07°48'03"
C74	300.00'	37.51'	18.78'	37.48'	N88°59'36"E	07°09'47"
C75	292.65'	76.11'	38.27'	75.89'	N77°57'42"E	14°54'02"
C76	242.65'	7.77'	3.88'	7.77'	S71°25'42"W	01°50'02"
C117	25.00'	39.27'	25.00'	35.36'	S34°37'27"E	90°00'01"
C118	250.00'	45.05'	22.58'	44.99'	S84°47'11"E	10°19'27"
C119	250.00'	20.25'	10.13'	20.24'	N87°43'54"E	04°38'23"
C120	242.65'	38.83'	19.46'	38.79'	N80°49'37"E	09°10'12"
C136	383.58'	216.79'	111.38'	213.92'	N32°28'28"E	32°22'56"
C137	383.58'	122.13'	61.58'	121.61'	N39°32'41"E	18°14'31"



IVES AND PATTERSON SUBDIVISION PLAT BOOK 9, PAGE 34



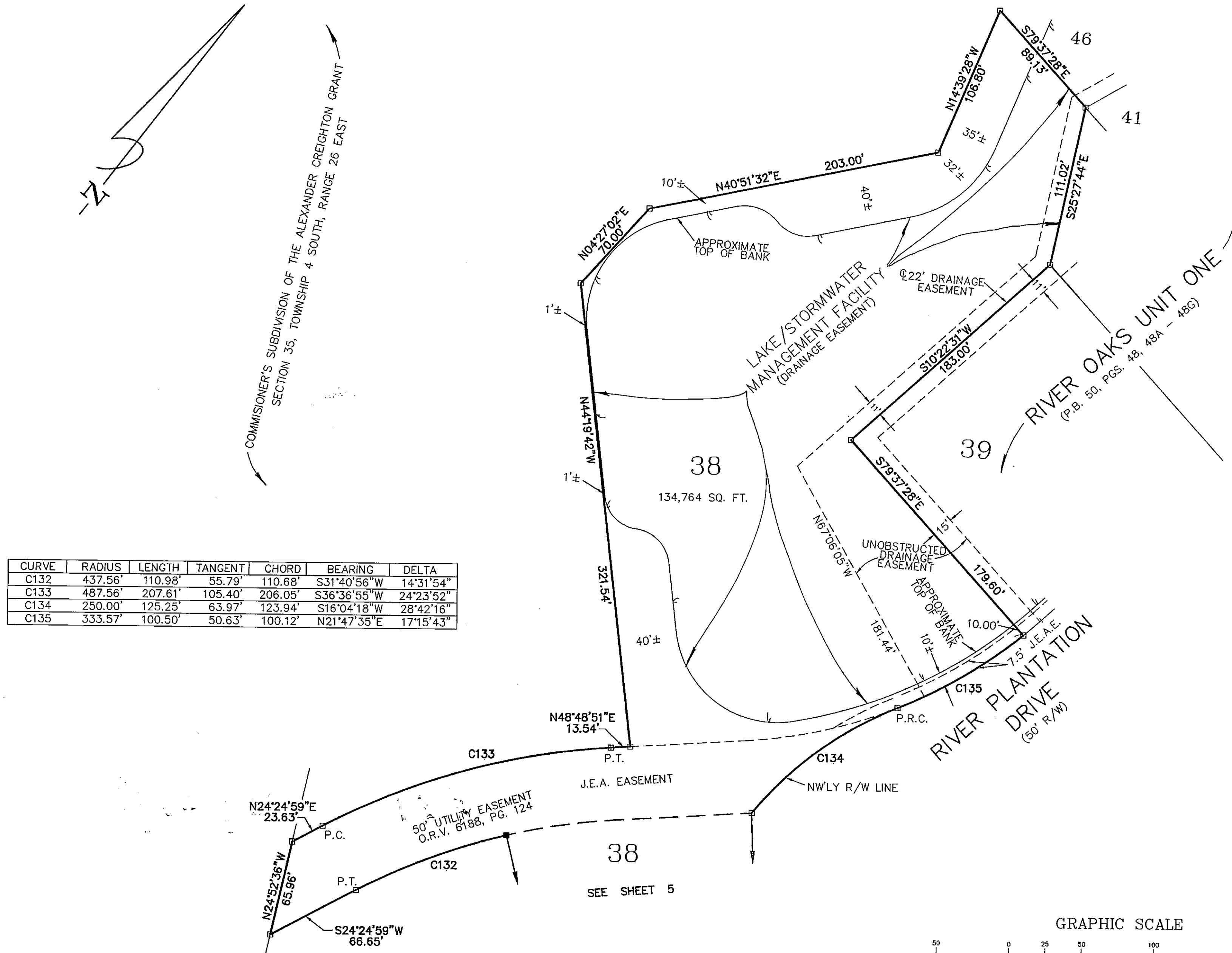
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River Oaks Unit Two

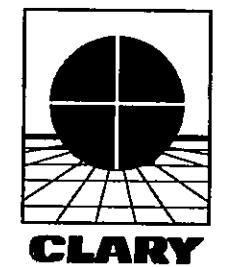
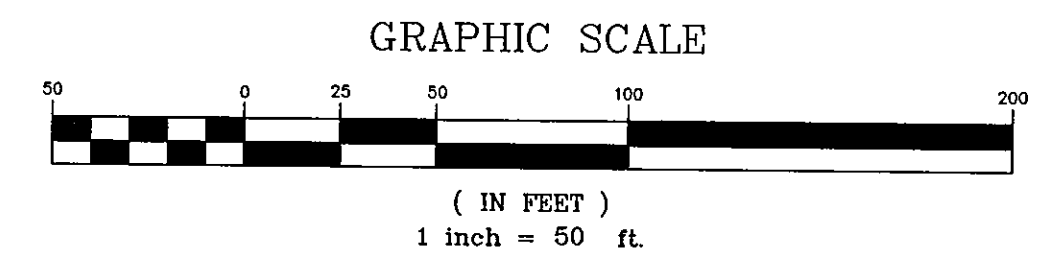
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PLAT BOOK 52 PAGE 35E

SHEET 6 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C132	437.56'	110.98'	55.79'	110.68'	S31°40'56\"W	14°31'54\"
C133	487.56'	207.61'	105.40'	206.05'	S36°36'55\"W	24°23'52\"
C134	250.00'	125.25'	63.97'	123.94'	S16°04'18\"W	28°42'16\"
C135	333.57'	100.50'	50.63'	100.12'	N21°47'35\"E	17°15'43\"



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